

From:
Sent: 29 December 2018 13:16
To: DCAdmin
Subject: objections to 2018/60/92686/E land adjacent to 127 westgate heckmondwike

Re: Planning application number 2018/60/92686/E

Land adjacent to 127 Westgate, Heckmondwike

TO WHOM IT MAY CONCERN

I would like to make the following comments and objections on this development.

1. It appears obvious from the re-submitted plans that the intention of the developer is to apply in future to add the drive through take away which has been removed from the previously submitted application. The space to build it still exists on the newly submitted version of the development. The drive through take away was the main reason most people objected due to noise, increase in anti-social behaviour, likely smells and litter etc. Therefore it needs to be a clause of any approval of the new plans that a further application to re-instate the take away or change the use of any other building to such a business CANNOT be made in future.

2. Unless the development is barriered off when the two stores are closed the changes to the plans make very little difference to the possibility of nuisance arising. It will still be a very large, open car park in a secluded area (especially the part furthest from the main road) with the potential to be used as a racetrack, venue for other illegal activities away from prying eyes or to become home to travellers as the nearby Health Centre car park did recently. Morrisons barriers it's access points at night and this should do the same. The car park of McDonalds in Heckmondwike was 'in use' between 6 and 7pm on Christmas Day despite the business being closed. The proposed on site trolley parks need to be shuttered off at night. Again the use of night-time barriers to the site needs to be added as a clause to any approval. Losing a site intended for housing for the sake of two businesses which could be accommodated elsewhere and which may not be viable businesses is bad management of resources.

3. This point needs to be remade because it seems to me that everyone is ignoring it. The homes nearest the proposed development are council bungalows intended primarily for the elderly, disabled, long-term sickness/health problems. To simply dismiss them as 'residential properties' is ridiculous. If the situation were to be reversed such properties would not be built adjacent to a retail park. The erection of a great big fence is still detrimental to the residents amenity and contrary to planning policy.

4. The stores should not be open before 8am or past 8pm owing to noise to nearby residents which is not solved by the erection of a fence and is not 'extremely subjective' as one of the Councillor's at the planning committee meeting put it. Bin collections, goods deliveries etc are not quiet acts. Again it should be a clause of any approval that no application to extend these hours can be made particularly to extend to 10/11pm or even all night which is obviously a future intention. The submitted documents show the stores being serviced from 6am and open while 10pm both of which are unacceptable in proximity to vulnerable, elderly and ill residents. The latter means that it will be a minimum of 11pm before the site has cleared. For noise purposes night time is 11pm to 7am not 6am so this still includes a night time service. Wooden fencing will inevitably be vandalised, possibly set fire to. Nor can any installed fencing have spikes or other sharp protrusions providing a danger to wildlife and residents pets.

5. The revised proposals clearly reduce the prospective number of jobs created but still do not alter the fact that as previously stated there is no guarantee employees would originate from Heckmondwike so any claim that this will be a positive development for employment is null and void.

6. Regardless of the ecological report submitted there are bats on the site. Most of the residents on Boundary Street have seen them. I saw some this week. There are squirrels, hedgehogs, foxes. It simply isn't a question of the birds nesting in trees it is how much of an impact the wholesale tarmac and concrete will have on their ability to feed and to feed their young from insects. There will be a significant period of building work which will have a lasting effect on numbers.

7. There are numerous empty premises in Heckmondwike and more coming empty on a regular basis. Since the original application appeared to revolve around the drive through take away which is no longer planned (for now) then there is more scope to accommodate these two businesses elsewhere in Heckmondwike or nearby. The market hall

in the centre of Heckmondwike is virtually unused. According to the documents submitted with the original application other sites within Heckmondwike were ruled out because of the drive through which is no longer part of the proposal so it would seem logical that such sites are now reconsidered. There is no way this development will increase town centre footfall. If the Transport/Highway assessments are anything to go by the development could put people off visiting Heckmondwike.

8. Having read the revised Transport Assessment and Highway Safety reports submitted fully, and hoping that those who make a decision on this application follow suit, it appears to me that all the worst fears of the initial objections made are now being laid bare. It was claimed that the initial development even with the drive through take away would have minimal impact on the local transport and yet now, without it, we read that there is an expected significant increase at peak times. The road in question is already one of the most congested and polluted in Britain and does not need making worse. The reports submitted admit to significant queuing at peak times now. It is already difficult enough turning into or out of Boundary Street, Wormald Street without additional queues to add to that. We also have the recommendation of moving the nearby bus stop. Once again negatively impacting on local residents to accommodate an unnecessary development. Any relocation of this will affect traffic in other locations either potential sightlines leaving nearby industrial businesses or again turning into or out of Boundary Street and Wormald Street as well as increasing general congestion and queuing. Increased traffic will surely have a negative impact on emergency response times to the wider area.

As I alluded to in my objection to the initial plan we now have a submitted assessment which refers on several occasions to an increase in risk of accidents, injuries etc as a result of the impact on traffic/highways of this development. The push button pedestrian crossing referred to is used by a huge number of parents escorting their children to Millbridge School at peak times and even children on their own. There is also the Salvation Army nursery in close proximity. Potential impact on the nearby Co-op funeral care also has to be taken into account to show consideration for grieving families who do not want to be trapped in traffic queues at such a time. One councillor at the previous committee meeting said he "would not drive through Heckmondwike" which is a clear indication of how bad it actually is. Imposing further congestion and pollution on nearby residents just because it will not directly affect the decision maker is not acceptable. Residents in this area are being treated as if they don't exist by people who claim to represent them.